

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, March 4, 2019, at 6:00 P.M. in the Planning and Zoning Conference Room, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

|                  |               |
|------------------|---------------|
| George Dalton    | Chairman      |
| Tracey Dierolf   | Vice-Chairman |
| John Sheppard    | Secretary     |
| Ben Johnson      | Member        |
| Doug Anderson    | Member        |
| D. Todd Parrish  | Alternate     |
| Jonathan Gaspard | Alternate     |

constituting a quorum. Also present was City Council Representative Sharron Rogers and the following City Staff:

|                 |   |
|-----------------|---|
| Ron Stombaugh   | Development Services Assistant Director |
| Albert Triplett | Planner II                              |
| Connie Cook     | Development Services Assistant          |

CALL TO ORDER

Chairman George Dalton called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 P.M.

NEW BUSINESS

Albert Triplett briefed the Board of Zoning Adjustment regarding the item scheduled to be heard in the regular public hearing.

ADJOURNMENT

With no further discussion, John Sheppard made a motion to adjourn. Doug Anderson seconded the motion which prevailed by the following vote:

|         |  |
|---------|--|
| Ayes:   | Dalton, Dierolf, Sheppard, Johnson, Anderson, Parrish, Gaspard |
| Nays:   | None   |
| Absent: | None   |

The Briefing Session was adjourned at approximately 6:05 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE  
CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF APRIL 2019.

APPROVED:

  
CHAIRMAN  
SECRETARY

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, March 4, 2019, at 6:15 P.M., in the Council Chambers, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas with the following members present:

|                  |               |
|------------------|---------------|
| George Dalton    | Chairman      |
| Tracey Dierolf   | Vice-Chairman |
| John Sheppard    | Secretary     |
| Ben Johnson      | Member        |
| Doug Anderson    | Member        |
| D. Todd Parrish  | Alternate     |
| Jonathan Gaspard | Alternate     |

constituting a quorum. Also present was City Council Representative Sharron Rogers and the following City Staff:

|                 |   |
|-----------------|---|
| Ron Stombaugh   | Development Services Assistant Director |
| Albert Triplett | Planner II                              |
| Connie Cook     | Development Services Assistant          |

CALL TO ORDER

Chairman George Dalton called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

PUBLIC HEARING

**BOARD OF ZONING ADJUSTMENT CASE BZA19-01, PHIL WARE, 449 HOLLY STREET**

The first item for the Board of Zoning Adjustment to consider was BZA19-01 submitted by Phil Ware for property located at 449 Holly Street, platted as Lot 9, Block 2, Dellwood Acres Addition.

**Section 43.E.3, Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use.** The applicant requested a special exception allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

Mr. Triplett explained that Staff found a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1962 prior to the rezoning of the site from "R-1" Single Family Dwelling District to "R-7.5" Single Family District in the 1984 City Rezoning. The proposed expansion did not exacerbate the existing front yard setback adjacent to Holly Street of approximately twenty-five feet.

Mr. Triplett stated that the property owner intended to expand the existing dwelling by adding a 154 square foot unenclosed covered patio addition to the east elevation.

Chairman Dalton announced that one (1) letter of approval had been received.

With no questions for Mr. Triplett, Phil Ware of Ware Brothers Construction, 443 Holly Street, Grapevine, Texas, representing property owner Victoria Hecko, took the Oath of Truth: he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

Ben Johnson asked Mr. Ware if the construction would be consistent with the existing structure. Mr. Ware stated that the pitch of the roof and the shingles were the same with a small amount of cedar to match the front of the house.

With no further questions for Mr. Ware and no additional speakers, John Sheppard made a motion to close the public hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson  
Nays: None  
Absent: None

John Sheppard made a motion that a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1962 prior to the rezoning of the site from "R-1" Single Family Dwelling District to "R-7.5" Single Family District in the 1984 City Rezoning. The proposed expansion did not exacerbate the existing front yard setback adjacent to Holly Street of approximately twenty-five feet. Ben Johnson seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson  
Nays: None  
Absent: None

John Sheppard then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures allowing the existing non-residential structure to remain as developed along with an expansion as shown on the plot plan. Ben Johnson seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson  
Nays: None  
Absent: None

## MINUTES

Next the Board of Zoning Adjustment considered the minutes of the January 7, 2019, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the January 7, 2019, Briefing Session. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson  
Nays: None  
Absent: None

Ben Johnson made a motion to accept the minutes of the January 7, 2019, Public Hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson  
Nays: None  
Absent: None

#### ADJOURNMENT

With no further discussion, Doug Anderson made a motion to adjourn. Ben Johnson seconded the motion, which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, Anderson  
Nays: None  
Absent: None

The meeting was adjourned at approximately 6:25 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE  
CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF APRIL 2019.

APPROVED:

  
CHAIRMAN

  
SECRETARY